

## \$0 - 11314 119 Street, Edmonton

MLS® #E4461195

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

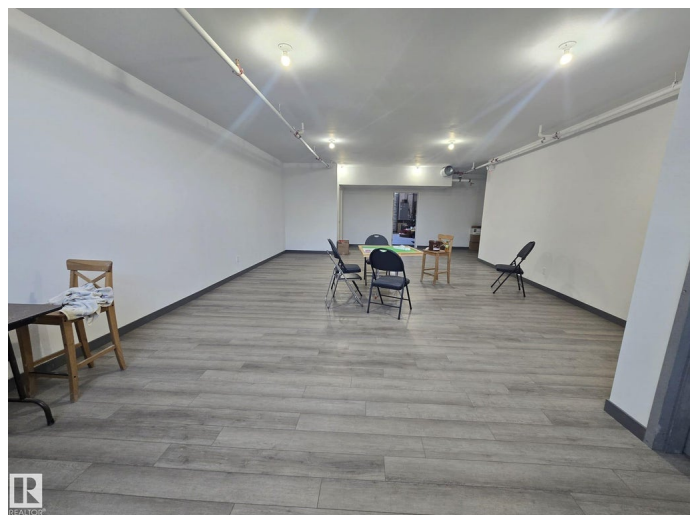
Prince Rupert, Edmonton, AB

Prime Ground-Floor Commercial Space with Bay Door – Ready for Your Business! Looking for a versatile space that works as hard as you do? This main-floor commercial unit features a convenient bay door, high ceilings, and easy access for loading/unloading – perfect for trades, small manufacturing, storage, or a growing local business. Great visibility & accessibility, Ample parking, Flexible zoning for multiple uses, Ideal for contractors, cannabis based businesses, or an office. Bring your business to a space that helps you move faster and grow bigger. Or if you want the second floor, there is a bright Second-Floor Studio – Perfect for Dance, Yoga, or Creative Arts! Step into a sunny, open-concept studio designed to inspire movement and creativity. This spacious second-floor unit features large windows, mirrored walls, and beautiful natural light. It's modern, and has private washrooms for his and her along with easy access and plenty of parking.

Built in 2023

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4461195 |
| Lease Rate | \$10     |
| Bathrooms  | 0.00     |



|            |        |
|------------|--------|
| Acres      | 0.00   |
| Year Built | 2023   |
| Type       | Retail |
| Status     | Active |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11314 119 Street |
| Area        | Edmonton         |
| Subdivision | Prince Rupert    |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6W 5C2          |

### Exterior

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 08           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 21st, 2025 at 12:32pm MDT